CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- July 19, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the June 21, 2019 regular meeting of the Board.

Approval of the agenda for the July 19, 2019 regular meeting of the Board.

9:00 A.M.

337-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: George Gonzalez **OWNER:** Same as applicant

PREMISES AFFECTED: 2116 W. Shakespeare Avenue / 2117 W. Webster Avenue **SUBJECT:** Application for a variation to reduce the front setback on

Shakespeare Avenue from the required 20' to .5', west setback from 2' to zero (east to be 3') combined side setback from 4.8' to 3',

the required midway of unobstructed 21.04' wide open space between streets from 76.3' to 48.29' for a proposed two-story, single family residence with an detached two-car garage on a

through lot.

Approved

338-19-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Anthony and Lisa Zitella

OWNER: Same as applicant

PREMISES AFFECTED: 3758 N. Wayne Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 33.81' to 1.56' and the required rear setback from the property to the garage from 2' to 1.56' for a proposed raised patio with side walls that exceed 6' in height, garage roof deck with pergola and screen walls, fire place attached to the garage with a chimney that exceeds 15' in height

which will serve the existing single family residence.

Approved

339-19-Z ZONING DISTRICT: RM-4.5 WARD: 26

APPLICANT: Sonny Montijo **OWNER:** Same as applicant

PREMISES AFFECTED: 3219 W. McLean Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three

dwelling units.

340-19-Z ZONING DISTRICT: RS-2 WARD: 18

APPLICANT: Perla Yasuda
OWNER: Same as applicant
PREMISES AFFECTED: 4612 W. 82nd Street

SUBJECT: Application for a variation to reduce the front yard setback from

the required 29.58' to zero, east setback from 7.26' to zero (west to be 3'), combined side setback from 21.79' to 3', the setback from the front property line for parking to prevent obstruction of the side walk from 20' to 8' to allow one unenclosed parking stall to be located on the existing drive way and the conversion of the existing garage into habitable area in the existing single family

residence.

Approved

341-19-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Johnnie Blue, Inc. **OWNER:** Faizullah Khan

PREMISES AFFECTED: 2619 W. Lawrence Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a

residential zoning district.

• Continued to October 18, 2019 at 2:00 p.m.

342-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Jessica and Benjamin Ilhardt

OWNER: Same as applicant **PREMISES AFFECTED:** 1841 N. Leavitt Street

SUBJECT: Application for a variation to increase the existing floor area not to

exceed 15% of the 2,295 square feet to 2,534 square feet for a proposed 239 square foot addition to the basement and second story of the existing two-story, three unit building to be converted

to a single family residence.

Approved

343-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: Wilmot Construction Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue **SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached

thirty-two car garage.

344-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: Wilmot Construction Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the off-street parking from the

required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached

thirty-two car garage.

• Continued to August 16, 2019 at 2:00 p.m.

345-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: 2223 W Madison, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2217 W. Madison Street

SUBJECT: Application for a special use to establish residential use below the

second floor to convert a four-story, retail and forty-two dwelling unit building to a forty-six dwelling unit building with a forty-three

car garage which is a transit served location.

Approved

346-19-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: Guardian Wood, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1426-30 N. Wood Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.57' to 4', rear setback from 30' to 11.83', north setback from4' to zero (south to be 4.5') combined side setback from 10' to 4.5' for a proposed four-story, eight dwelling unit building with six

on-site parking spaces.

Approved

347-19-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: Guardian Wood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1426-30 N. Wood Street

SUBJECT: Application for a variation to reduce the required 288 square feet

of rear yard open space to zero for a proposed four-story, eight

dwelling unit building with six, onsite parking spaces.

Approved

348-19-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: Guardian Wood, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1426-30 N. Wood Street

SUBJECT: Application for a variation to reduce the required parking spaces

from eight to six for a proposed four-story, eight dwelling unit

building with six, on-site parking spaces.

349-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Chad and Kelly Oldham **OWNER:** Same as applicant

PREMISES AFFECTED: 2109 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to .41', east setback from 2' to 1.09', combined side setback from 4.8' to 1.5', rear setback from 35.13' to 0.94' for a proposed three-story, front addition to the existing single family

residence.

Approved

350-19-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Esther Burnett d/b/a/ Dream Beauty and Barber Lounge, LLC

OWNER: V & N Properties, LLC **PREMISES AFFECTED:** 7242 S. Wentworth Avenue

SUBJECT: Application for a special use to establish a beauty / barber shop.

Approved

351-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Lishou, LLC d/b/a/ Ocotillo

OWNER: Rogelio Llamedo

PREMISES AFFECTED: 1107 N. California Avenue

SUBJECT: Application for a special use to establish a hair salon.

• Approved

352-19-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Luis R. Molina
OWNER: Same as applicant
PREMISES AFFECTED: 3747 N. Albany Avenue

SUBJECT: Application for a variation to increase the existing floor area ratio

from 2,920 square feet to 2,950 square feet for a proposed 4.95' x 3.33' north side addition, rear metal deck and balcony to the

existing two-story, two dwelling unit building.

• Approved

353-19-S ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: Enyoname Agbo
OWNER: John Dahbour
PREMISES AFFECTED: 279 N. Pulaski Road

SUBJECT: Application for a special use to establish a hair salon.

Approved

354-19-S ZONING DISTRICT: B3-2 WARD: 6 APPLICANT: Rogers Williams d/b/a/ Chicago Natural Hair Gallery

OWNER: Richard Cooper Jr.

PREMISES AFFECTED: 7732 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish a hair salon.

355-19-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: Howard Street Brewing, LLC
OWNER: CIG Howard Commercial, LLC

PREMISES AFFECTED: 1617 W. Howard Street

SUBJECT: Application for a special use to establish a tavern.

Approved

356-19-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Rober Linn

OWNER: Leeward, LLC-Series 1759 **PREMISES AFFECTED:** 2457 N. Artesian Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family

residence.

• Continued to August 16, 2019 at 2:00 p.m.

357-19-S ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: Matthew Taylor
OWNER: Same as applicant
PREMISES AFFECTED: 4459 W. 55th Street

SUBJECT: Application for a special use to expand an existing residential use

with a proposed addition on the existing one-story detached house.

Approved

358-19-Z ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: Matthew Taylor
OWNER: Same as applicant
PREMISES AFFECTED: 4459 W. 55th Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 0.54' for a proposed second floor addition to the

existing one-story detached house.

• Approved

359-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,893 square feet to add a fourth

dwelling unit to an existing three-story, three dwelling unit

building.

360-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit

building.

• Continued to August 16, 2019 at 2:00 p.m.

361-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Linlin Bai

OWNER: Linlin Bai and Yi Zhang **PREMISES AFFECTED:** 2054 N. Burling Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 21.56' to 13.33', front setback from 9.24' to 2.5', north setback from 2' to 0.89', combined side setback from 5' to 4.23', roof top feature setback from 20' to 7.5' for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story

addition to the existing two-story, single family residence.

• Continued to August 16, 2019 at 2:00 p.m.

362-19-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Catherine Klas
OWNER: Same as applicant
PREMISES AFFECTED: 2867 N. Kimball Avenue

SUBJECT: Application for a variation

Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed detached two-car garage with roof deck with a stair connection to the existing rear open porch that

serves the existing two-story, two dwelling unit building.

Approved

363-19-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Catherine Klas

OWNER: Same as applicant

PREMISES AFFECTED: 2867 N. Kimball Avenue

SUBJECT: Application for a variation to relocate 118 square feet of rear yard

open space to be located on a proposed garage roof deck (332 square feet will be provided at grade) for a proposed detached two-car garage with roof deck and stair connection to the existing rear open porch that serves the existing two-story, two dwelling unit

building.

364-19-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: 735 W. Division, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 735 W. Division Street

SUBJECT: Application for a special use to establish a gas station with a

convenience store.

• Approved

365-19-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: 735 W. Division, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 735 W. Division Street

SUBJECT: Application for a special use to establish a one lane drive through

to serve a proposed accessory convenience store.

• Approved

366-19-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: The Northern Trust Company 333 Wabash Partners, LLC PREMISES AFFECTED: 333 S. Wabash Avenue

SUBJECT: Application for a special use to establish an on-premise high rise

wall sign for a financial / commercial office building. The sign will be 576 square feet and shall be located on the East elevation of the building at 567 feet above grade and will not extend beyond the

roof line.

• Approved

367-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Douglas Renner and Melissa Renner

OWNER: Same as applicant

PREMISES AFFECTED: 1901-03 W. Wabansia Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 24' to zero, west setback from 4.84' to zero for a proposed second floor addition above an existing garage which serves an

existing two-story, three dwelling unit building.

• Approved

368-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FH7 Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

369-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FH7 Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a massage establishment.

• Continued to August 16, 2019 at 2:00 p.m.

370-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FHY Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a body art service to

provide microblading / permanent makeup.

• Continued to August 16, 2019 at 2:00 p.m.

371-19-Z ZONING DISTRICT: RS-3 WARD: 25

APPLICANT: Mark Hopper
OWNER: Same as applicant
PREMISES AFFECTED: 2206 W. 23rd Street

SUBJECT: Application for a variation to reduce the west side setback from the

required 2' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed rear two-story addition to an existing single

family residence.

Approved

372-19-S ZONING DISTRICT: B3-2 WARD: 35

APPLICANT: 3833 Inc. **OWNER:** Ene Ki Park

PREMISES AFFECTED: 3833 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Approved

373-19-S ZONING DISTRICT: M1-3 WARD: 28

APPLICANT: 1233 West Adams, LLC OWNER: Same as applicant PREMISES AFFECTED: 1233 W. Adams Street

SUBJECT: Application for a special use to establish thirty-nine, non-accessory

parking spaces within the existing fifty-four space parking lot. The

remaining fifteen spaces will serve the existing building.

374-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 1907 Ohio, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1907 W. Ohio Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 28.5' to 24.5' for a proposed three-story, two dwelling unit

building with a detached two-car garage.

• Approved

375-19-S ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: Black River Barbershop, LLC
OWNER: Chicago Kavalier Partners, LLC

PREMISES AFFECTED: 1845 N. Western Avenue

SUBJECT: Application for a special use to establish a barber shop.

• Approved

2:00 P.M.

376-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Kriser's Feeding Pets For Life, LLC **OWNER:** MR 3629 Western Waveland, LLC

PREMISES AFFECTED: 3649 N. Western Avenue

SUBJECT: Application for a special use to establish an animal shelter /

boarding, animal training/day care facility.

• Continued to September 20, 2019 at 2:00 p.m.

377-19-S ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Hahn Tran
OWNER: Jwalit Patel
PREMISES AFFECTED: 25 E. 71st Street

SUBJECT: Application for a special use to establish a nail salon.

Approved

378-19-S ZONING DISTRICT: B1-2 WARD: 1

APPLICANT: Alex Mercado **OWNER:** Kris Doyva

PREMISES AFFECTED: 1110 N. Ashland Avenue

SUBJECT: Application for a special use to establish a barber shop.

Approved

379-19-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: SN Studios **OWNER:** Keit H. Lam

PREMISES AFFECTED: 5109 N. Western Avenue

SUBJECT: Application for a special use to establish a body art services (tattoo

shop).

• Approved with conditions

380-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1722 Hermitage, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 1722 N. Hermitage Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.16' to 2', north setback from 2' to 1'*, south setback to

remain at 2'*, combined side setback from 4.6' to 3'*, for a

proposed two-story, single family residence with detached two-car

garage with roof deck and access stairway*.

• Approved with conditions

^{*}Amended at hearing

381-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1722 Hermitage Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 1722 N. Hermitage Avenue

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open to the roof deck of a proposed detached garage which shall serve a proposed two-story, single family residence.

• Withdrawn

382-19-S ZONING DISTRICT: PMD-14 WARD: 35

APPLICANT: GW Addison Kimball, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3343 W. Addison Street

SUBJECT: Application for a special use to establish a one-lane drive through

facility to serve a proposed one-story restaurant.

• Continued to August 16, 2019 at 2:00 p.m.

383-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: L W East Series, LLC and Southport Lincoln Property Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue **SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached twelve car garage.

Continued to September 20, 2019 at 2:00 p.m.

384-19-Z ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: L. May Creations **OWNER:** Letrusia May

PREMISES AFFECTED: 5936 W. Chicago Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide an event space which is located

within 125' of a residential zoning district.

Approved

385-19-S ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: The Catholic Bishop of Chicago

OWNER: Same as applicant **PREMISES AFFECTED:** 3814 W. Iowa Street

SUBJECT: Application for a special use to establish a community center with

accessory overnight stay for volunteers of Mission of Our Lady of

the Angels.

386-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Keeper Property Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1920 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to zero, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks

and pergolas.

• Continued to August 16, 2019 at 2:00 p.m.

387-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Keeper Property Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1920 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached three-car garage, rooftop

penthouse roof decks and pergolas.

• Continued to August 16, 2019 at 2:00 p.m.

388-19-Z ZONING DISTRICT: C2-3 WARD: 11

APPLICANT: East Bank Storage on 35th Street, Inc.

OWNER: South Branch, LLC **PREMISES AFFECTED:** 1200 W. 35th Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide an event space which is located

within 125' of a residential district.

• Continued to September 20, 2019 at 2:00 p.m.

389-19-S ZONING DISTRICT: C1-1 WARD: 39

APPLICANT: Yeshiva Gedola of the Midwest

OWNER: Ket Stone, LLC

PREMISES AFFECTED: 6045 N. Keystone Avenue

SUBJECT: Application for a special use to establish a private boarding school

that provides high school education and post high school preparatory rabbinical training with seven parking spaces.

• Approved

390-19-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Oakley 23, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2354-58 S. Oakley Avenue

SUBJECT: Application for a variation to reduce the parking requirement from

one stall to zero for two new live / work units located on the

ground floor of an existing three-story building with nine dwelling

units.

• Continued to October 18, 2019 at 2:00 p.m.

391-19-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1917 S. Jefferson Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

• Continued to September 20, 2019 at 2:00 p.m.

392-19-Z ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1917 S. Jefferson Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3.882.5 square feet for a proposed

four-story, four dwelling unit building.

• Continued to September 20, 2019 at 2:00 p.m.

393-19-S ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: 811 N Francisco Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 811 N. Francisco Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor in an existing four-story mixed use building.

Approved

394-19-S ZONING DISTRICT: B1-2 WARD: 48

APPLICANT: Board of Education of City of Chicago

OWNER: Shopping Center BF, LLC

PREMISES AFFECTED: 5300 N. Broadway

SUBJECT: Application for a special use to establish a public Pre-Kindergarten

school.

CONTINUANCES

61-19-Z ZONING DISTRICT: RS-1 WARD: 40

APPLICANT: Avi Ron

OWNER: Andrew Rubenstein

PREMISES AFFECTED: 2939-47 W. Catalpa Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family

residence is proposed for 2947 W. Catalpa.

• Dismissed without prejudice.

251-19-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Kadampa Meditation Center New York

OWNER: Same as applicant

PREMISES AFFECTED: 375 W. Erie Street, Unit C-101

SUBJECT: Application for a special use to establish a religious assembly

facility.

• Continued to September 20, 2019 at 2:00 p.m.

267-19-Z ZONING DISTRICT: C1-1 WARD: 25

APPLICANT: El Cantante Restaurant, LLC dba La Pulqueria

OWNER: Guillermina Carmona **PREMISES AFFECTED:** 2501 S. Western Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ, cover charge and rental within an existing restaurant which is located

within 125' of a residential district.

Approved

268-19-S ZONING DISTRICT: C1-1 WARD: 25

APPLICANT: Guillermina Carmona
OWNER: Same as applicant
PREMISES AFFECTED: 2342-46 W. 25th Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot to serve an existing restaurant located at 2501 S.

Western Avenue.

289-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, retail and thirteen

dwelling unit building.

• Continued to September 20, 2019 at 2:00 p.m.

290-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.

• Continued to September 20, 2019 at 2:00 p.m.

293-19-Z ZONING DISTRICT: RT-4 WARD: 35

APPLICANT: 708 S. Campbell, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3535 W. Wrightwood Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.5' to zero, west setback from 5.53' to 0.36' (east to be zero for abutting a public street) for a proposed one-story addition and two, second floor additions to convert the existing two story

building to a two dwelling unit building.

Approved

294-19-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: W Lake Street Holdings, LLC

OWNER: PR Lake St, LLC **PREMISES AFFECTED:** 1111-13 W. Lake Street

SUBJECT: Application for a special use to establish an outdoor rooftop patio

on the second floor of an existing two-story building which will

serve an existing restaurant.

• Approved with conditions

313-19-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Jiamiene Hsu
OWNER: Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to

zero for a proposed four-story, thirty-four dwelling unit building

with an attached garage with twenty-eight parking spaces.

314-19-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Jiamiene Hsu
OWNER: Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue

SUBJECT: Application for a variation to reduce the required on-site parking

from thirty-four spaces to twenty-eight spaces for a proposed fourstory, thirty-four dwelling unit building with an attached garage

with twenty-eight parking spaces.

• Approved

315-19-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Jiamiene Hsu
OWNER: Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue

SUBJECT: Application for a variation to reduce the required off-street loading

zone from the required one to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with

twenty-eight parking spaces.

Approved

316-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S. Campbell, LLC **OWNER:** Same as applicant 710 S. Campbell Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 4.33' for a proposed two-story, six dwelling unit

building.

Withdrawn

317-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S Campbell, LLC Same as applicant 710 S. Campbell Avenue

SUBJECT: Application for a variation to reduce the required parking from six

on-site parking spaces to five for a proposed two-story, six

dwelling unit building.

Withdrawn

318-19-S ZONING DISTRICT: M2-3 WARD: 12

APPLICANT: Elemento S A Inc.

OWNER: Emma Rodriguez and Jose Gaytan

PREMISES AFFECTED: 3252 W. 31st Street

SUBJECT: Application for a special use to establish a Class IV-A recycling

facility in an existing Class II recycling facility.

320-19-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street

SUBJECT: Application for a variation to increase the existing floor area ratio

from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-

story, six dwelling unit building.

Approved

321-19-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 8.67', north setback from 2' to zero* (south to be 3.08'), combined side setback to be 3.08'* for a proposed rear enclosed porch and three story staircase to the existing three-story,

six dwelling unit building.

Approved

322-19-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Yo, Eleven, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 815 S. Carpenter Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 390 square feet to 179* square feet for a proposed rear enclosed porch and three-story staircase for the existing three-

story, six dwelling unit building.

Approved

323-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Michael Scoby
OWNER: Same as applicant
PREMISES AFFECTED: 1050 W. Kinzie Street

SUBJECT: Application for a special use to establish residential use below the

second floor for an existing four-story, six dwelling unit building

to be converted to a seven dwelling unit building with one

additional parking space for the new unit.

Approved

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^{*}Amended at hearing

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story,

three dwelling unit building.

• September 20, 2019 at 2:00 p.m.

Semi-annual review of Board's closed session minutes.

Discussion and adoption of updates to the Board's Rules of Procedure.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 642-18-Z, 182-19-Z, 246-19-Z, 270-19-Z, 276-19-Z, 296-19-Z, 297-19-Z, 298-19-Z, 140-19-Z, 213-19-Z and 214-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 21, 2019.

Adjournment.